

Summary Lead Appr: **WW** Clerk: _____ Lead Clerk: _____ Appr: **GRH** Print Date: 1/25/2024

Acct ID: 519230 MTL: 062W30AD00200 Date: **6/27/24** Appr: **GRH** Prop Class: 551 RMV Prop Class: 551
 Situs: 4455 NEVADA ST NE SALEM OR 97305 MaSaNh: 04 06 000 Unit: 69201 Year: 2024
 Last Date Appraised: 05/18/2020 Appraiser: GERARDO RAMIREZ HERNANDEZ Retag: **Y** Tag info:
 Owner: FARRIES, WILLIAM R & FARRIES, CAROL A Roll Type: R
 Cycle Tag Sales Verification Other: _____ Inspection level: 1 2 3 4 LCF TO INSP AV: 249600
 RMV Land: 196610 RMV Imp: 413550 RMV Total: 610160 MAV: 222990 MSV: 26610 SAV: 50681
 Comment:

Update inv, add new FB

input GRH 7/18/24

Notations

RP/MS	Code	Description
MS	411	SEE ACCOUNT NOTES - 411
MS	ZONED	FARM EFU ZONED

OSDs

Count	Code	Description	RMV	Code Area	Exception
1	SAA	SA OSD - AVERAGE	45000	92410	0

Land

Site: 1	Code Area: 92410	Size: 1.00 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class:	Value Source: Farm Homesite	Description:			RMV: 42670	Exception: Y N
Adjustment(s):	GSOIL	Fire Patrol:		Description:		
Comments: Liability year - 2020 / 21-22: PER #103 CHG LAND SCH FOR WOODLOT / 19-20: UPDATED PART TOTALS//2012-13: DISQ FARM USE// 06-07: RECALC SETUP, APPR NO 42, 10/20/05						
Site: 3	Code Area: 92410	Size: 0.43 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: 2BD	Value Source: Farm Use - EFU	Description: TWO BENCH DRY			RMV: 20190	Exception: Y N
Adjustment(s):	GSOIL	Fire Patrol:		Description:		
Comments: Liability year - 2020						
Site: 4	Code Area: 92410	Size: 1.20 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: 4BD	Value Source: Farm Use - EFU	Description: FOUR BENCH DRY			RMV: 51200	Exception: Y N
Adjustment(s):	GSOIL	Fire Patrol:		Description:		
Comments: Liability year - 2020						
Site: 5	Code Area: 92410	Size: 0.88 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: WOOD D	Value Source: Woodlot	Description: FARM WOODLOT			RMV: 37550	Exception: Y N
Adjustment(s):	GSOIL	Fire Patrol:		Description:		
Comments: Liability year - 2020						

Improvements - Residence / Manufactured Structures

Bldg: 1	Code Area: 92410	Stat Class: 141 +	Year Blt: 2016	Eff Year Blt: 2016	Sq.Ft: 2148	% Complete: 100
Desc: One Story Only					Dimensions:	RMV: 367930
Func Obsc: 100	Econ %: 100	Other %: 100	Exception: 0	Adjust:	Adjust RMV: 0	I/O

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception
First Floor	4 +	Finished	2148	3	FB-2/ HB-1	2016	2016	KIT-, BATH+, ROOF, HVAC, BTH - 1, BATH - 2	Y N
Garage Attached	4	Finished	484	0	0	2016	2016	ROOF	Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
CONCRETE DRIVEWAY	4	484	2016	1526	1	Y N
PATIO	4	88	2016	469	1	Y N
PATIO	4	101	2016	538	1	Y N
PATIO	4	112	2016	598	1	Y N
PATIO	4	528	2016	2817	1	Y N
ROOF EXTENSION OR PATIO COVER	4	101	2016	2841	1	Y N
ROOF EXTENSION OR PATIO COVER	4	302	2016	8495	1	Y N

Improvements - Accessory Buildings

Bldg: 2	Code Area: 92410	Stat Class: 351	Year Blt: 2016	Eff Year Blt: 2016	Sq.Ft: 2560	% Complete: 100
Desc: General Purpose Building (GB)					Dimensions: 64x40	RMV: 45620
Func Obsc: 100	Econ %: 100	Other %: 100	Exception: 0	Adjust:	Adjust RMV: 0	NIC

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception: Y N
General Purpose Bldg	5	Finished	2560	0	FB-1	2016	2016	FAIR, BATH - 1	

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
No accessory data available					



FB



BACK FB

ACCOUNT # 519230 DATE: 6/27/24 RMV CLASS 551 PROP CLASS 451
 MTL _____ APPR CRH TAG Y N
 COMMENTS: _____

RESIDENCE / MANUFACTURED STRUCTURES

ACCESSORY IMPROVEMENTS / OUTBUILDINGS

STAT _____ QLTY + - FLOOR _____
 AREA _____ EFF AREA _____ BED _____
 ROOF + HVAC +
 BATH PKG: _____ BATH _____ BATH + _____ 1/2 BTH
 FIREPLACE: _____
 KITCHEN - +
 YR BLT _____ EFF YR _____ ECON _____
 % COMP _____ % GOOD _____ FUNC _____
 EXCEPT Y N LUMP SUM: _____
 MISC: _____
 YI CLASS _____ F G A E
 SKIRT + LIN FT _____
 COMMENT: _____

STAT _____ QLTY + - FLOOR _____
 AREA _____ EFF AREA _____ BED _____
 ROOF + HVAC +
 BATH PKG: _____ BATH _____ BATH + _____ 1/2 BTH
 FIREPLACE: _____
 KITCHEN - +
 YR BLT _____ EFF YR _____ ECON _____
 % COMP _____ % GOOD _____ FUNC _____
 EXCEPT Y N LUMP SUM: _____
 MISC: _____
 YI CLASS _____ F G A E
 SKIRT + LIN FT _____
 COMMENT: _____

STAT _____ QLTY + - FLOOR _____
 AREA _____ EFF AREA _____ BED _____
 ROOF + HVAC +
 BATH PKG: _____ BATH _____ BATH + _____ 1/2 BTH
 FIREPLACE: _____
 KITCHEN - +
 YR BLT _____ EFF YR _____ ECON _____
 % COMP _____ % GOOD _____ FUNC _____
 EXCEPT Y N LUMP SUM: _____
 MISC: _____
 YI CLASS _____ F G A E
 SKIRT + LIN FT _____
 COMMENT: _____

TYPE FB
 STAT / CLASS 5/311
 SIZE 48x30
 FAIR
 AVERAGE
 GOOD
 EXCELLENT
 BATH _____
 YR BLT 2020
 EFF YR 2020
 % COMP 100%
 EXCEPT Y N
 MISC: _____
 COMMENT: _____

TYPE _____
 STAT / CLASS _____
 SIZE _____
 FAIR
 AVERAGE
 GOOD
 EXCELLENT
 BATH _____
 YR BLT _____
 EFF YR _____
 % COMP _____
 EXCEPT Y N
 MISC: _____
 COMMENT: _____

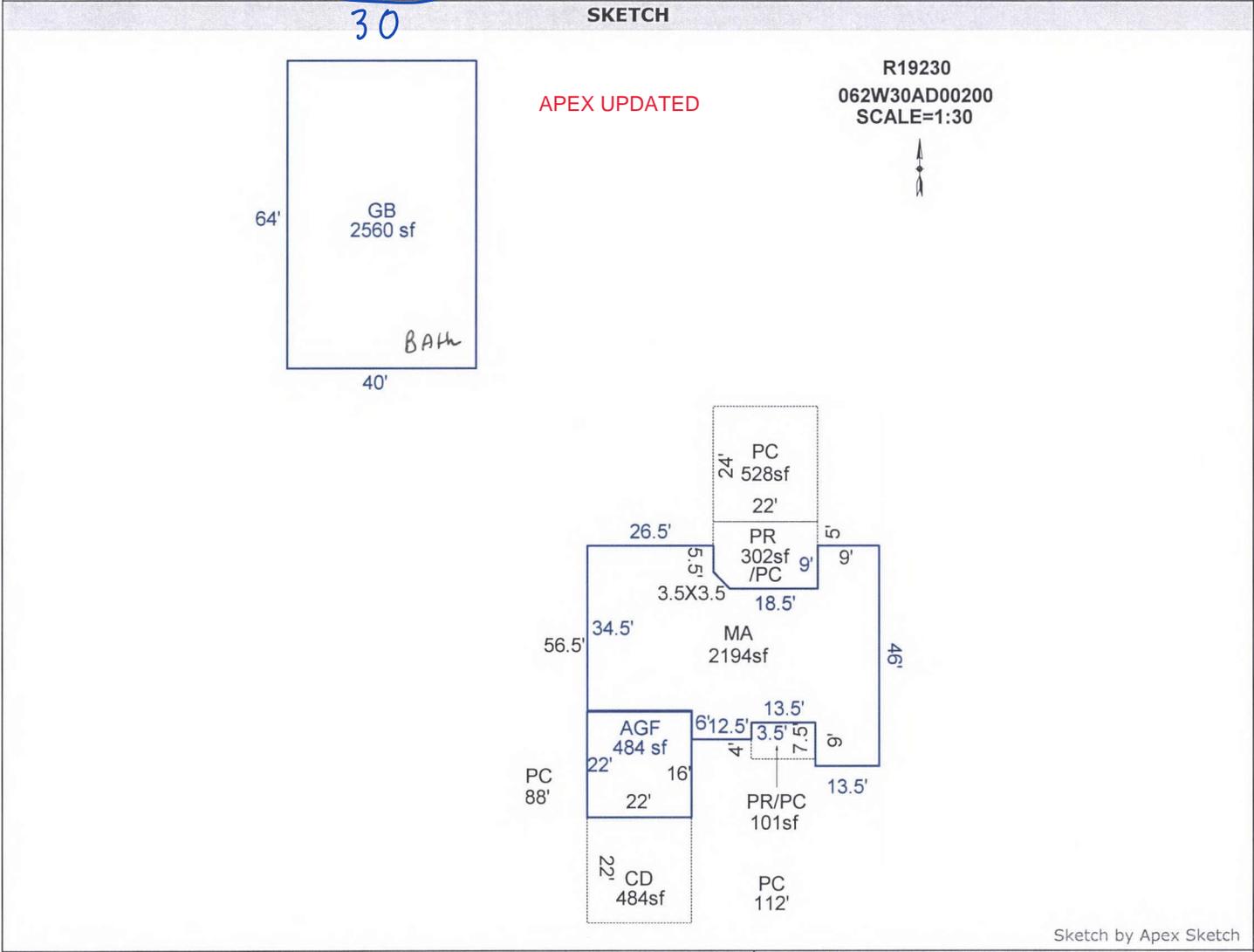
TYPE _____
 STAT / CLASS _____
 SIZE _____
 FAIR
 AVERAGE
 GOOD
 EXCELLENT
 BATH _____
 YR BLT _____
 EFF YR _____
 % COMP _____
 EXCEPT Y N
 MISC: _____
 COMMENT: _____

TYPE _____
 STAT / CLASS _____
 SIZE _____
 FAIR
 AVERAGE
 GOOD
 EXCELLENT
 BATH _____
 YR BLT _____
 EFF YR _____
 % COMP _____
 EXCEPT Y N
 MISC: _____
 COMMENT: _____

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO			
File No.: R19230	Parcel No.: 062W30AD00200		
Property Address: 4455 NEVADA ST NE			
City: SALEM	County: MARION	State: OR	ZipCode: 97303
Owner:			
Client:	Client Address:		
Appraiser Name:	Inspection Date:		

FB 48



AREA CALCULATIONS SUMMARY						COMMENT TABLE 1	
Code	Description	Factor	Net Size	Perimeter	Net Totals		
GBA1	GB	1	2560	208	2560	APEXED BY NRC 04/20/2009 UPDATED BY JRONDEMA 5/4/16 UPDATED BY JRONDEMA 10/10/16 UPDATED BY JRONDEMA 2/10/17 UPD BY PH 05.22.20	
GLA1	MA	1	2194	238	2194		
GAR	AGF	1	484	88	484		
P/P	CD	1	484	88			
	PR/PC	1	101	42			
	PR	1	302	70			
	PC	1	528	92	1415		
						COMMENT TABLE 2	COMMENT TABLE 3
						02.08.17 JS ##29 05.18.20 WV #06 GRH 6/27/24	F/F CHECK: C19 Cycle L3
Net LIVABLE		cnt	1	(rounded)	2,194		
Net BUILDING		cnt	1	(rounded)	2,560		